



June 5, 2025

Ms. Kathy Wright
Planning Dept.
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75070

Re: Site Plan Submittal
Hidden Lakes The Learning Experience
Letter of Intent

Dear Ms. Wright,

Please let this letter serve as the Letter of Intent for the Site Plan submittal associated with the proposed daycare development located at the corner of Custer Road and Hwy 380. The property is currently zoned C3 Commercial. The development will be constructed in one phase.

In addition to this letter of Intent, is our request for a design exception to lower the required 20 foot parking buffer, adjacent to residential, to 15 foot. This is to match the proposed fire lane in line with existing fire lane to the west of Aviation Way.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky".

Drew Donosky, P.E.